



Department of Development Services  
Planning Division  
Meeting Minutes of the  
Planning & Zoning Commission  
(APPROVED)

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**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**  
**TUESDAY, January 10, 2012**

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**Commissioners Present**

Sandra Bobowski  
Temple Shannon  
David Blatt  
John Lupo, Jr.  
Gerald Pleasant  
Valerio Giadone  
Edwin Vargas

**Staff Present**

Roger O'Brien  
Kim Holden  
Don Chapman  
Jonathan Mullen

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**I. Presentation**

**a. Presentation and public discussion regarding the iQuilt final report**

Mayor Pedro Segarra addressed the public. He emphasized the importance of the iQuilt project. Doug Suisman made a presentation regarding the vision, goals, and initiatives for the iQuilt Plan. Members of the audience made suggestions and asked questions regarding the project.

The public discussion was closed.

**II. Public Hearing**

**a) 50 Elm Street-Special Permit application for an existing mixed use building with apartments and a restaurant with a full liquor license and live entertainment. Applicant & Owner-Aneka Young.**

The meeting was called to order. The roll call was taken. Chairwoman Bobowski appointed Commissioner Pleasant to fill a vacant position. There was a quorum. Commissioner Giadone recused himself.

Chairwoman Bobowski opened the public hearing and read the rules of the public hearing. Roger O'Brien read the legal notice into the record.

Principal Planner Don Chapman presented a summary of the application. He discussed the conditions of approval and stated that staff recommended approval of the application with the following conditions:

- The applicant shall provide sound attenuating windows to shield residents from noise emanating from the Whitehead Highway
- The applicant shall provide sufficient noise attenuation to ameliorate noise between the 1<sup>st</sup> and 2<sup>nd</sup> floors.
- The applicant must screen all mechanicals from view. There shall be no exterior duct work on the subject building.
- A Phase I Environmental review must be completed and submitted for review by the Planning Division before issuance of any building permits.
- The applicant shall power wash and repoint the brick on the building's east side along the Whitehead Highway as needed.

Attorney John Gale, the applicant's agent, stated that the Phase I Environmental review recommended by the staff would be unnecessary financial burden upon the applicant. In addition, he submitted copies of the letters of support for the project from the South Downtown NRZ and the Hartford Preservation Alliance.

Commissioner Vargas asked if the applicant agreed with all other staff recommendations. Mr. Gale answered affirmatively.

Members of audience spoke in favor of the proposed project.

An audience member expressed her concerns regarding potential environmental issues.

The public hearing was closed.

**a. 1 West Service Road-Special Permit application for the conversion of an existing billboard to a changeable electronic sign. Applicant-Independent Outdoor III, LLC., Owner-Tilcon Industries, Inc. (Continued from December 13, 2011)**

Roger O'Brien notified the Commission that the applicant had withdrawn the application.

### **III. Regular Meeting**

**a) Consideration of Public Hearing Items**

**i) 50 Elm Street-Special Permit application for an existing mixed use building with apartments and a restaurant with a full liquor license and live entertainment. Applicant & Owner-Aneka Young.**

Roger O'Brien explained the Phase I Environmental review process.

On a motion made by Commissioner Blatt, and seconded by Commissioner Lupo, Jr the following resolution was approved:

- Whereas: The Planning and Zoning Commission has received a Special Permit Application to convert existing offices into 4 apartments and a restaurant, bar with live entertainment, serving alcoholic beverages, and
- Whereas: The subject site is located in the Downtown Development District with a corresponding zone of B-1, and
- Whereas: Restaurants, bars and live entertainment with alcoholic beverage sales are permitted in the B-1 Zoning District, and
- Whereas: The applicant has submitted a satisfactory alternate parking plan, and
- Whereas: The applicant is providing food service, and
- Whereas: The proposal is consistent with the City's Plan of conservation and development, and
- Whereas: Now, Therefore Be It
- Resolved: The Planning and Zoning Commission approves the Special Permit Application for a restaurant/bar with live entertainment and alcoholic beverage sales at 50 Elm Street as depicted in plans entitled: Planning and Zoning Permits and Historical Review Documents; Prepared by John Emerson Washington, Architect 5263 Colony Drive Suite B7, Agoura Hills, CA and Loren Chase Architect, Architect of record-CT . Lic. #4879, 266 Pearl Street unit 505, Hartford, CT (860) 930-5004, with the following conditions:
1. The applicant shall provide sound attenuating windows to shield residents from noise emanating from the Whitehead Highway
  2. The applicant shall provide sufficient noise attenuation to ameliorate noise between the 1<sup>st</sup> and 2<sup>nd</sup> floors.
  3. The applicant must screen all mechanicals from view. There shall be no exterior duct work on the subject building.
  4. A Phase I Environmental review must be completed and submitted for review by the Planning Division before issuance of any building permits.
  5. The applicant shall power wash and repoint the brick on the building's east side along the Whitehead Highway as needed.

Resolved: This 10<sup>th</sup> Day of January 2012.

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr. and Pleasant.

The following Commissioners abstained: Giadone.

**ii) 1 West Service Road-Special Permit application for the conversion of an existing billboard to a changeable electronic sign. Applicant-Independent Outdoor III, LLC., Owner-Tilcon Industries, Inc. (Continued from December 13, 2011)**

The application was withdrawn.

**b) Site Plan Review**

**i. 510 Wethersfield Avenue-Site Plan review for a partial demolition and building addition at an existing church. Applicant-Neville Wolliston, Owner-United Pentecostal Church of God Assembly.**

Principal Planner Jonathan Mullen presented the summary of the application and stated that the staff recommended approval of the application with the following conditions:

1. The 3 mature trees along the southern property line are preserved.
2. The fence around the property is repaired.
3. The sink hole is repaired

Chairwomen Bobowski asked if the applicant was in agreement with the staff recommendations. Mr. Mullen answered affirmatively.

A motion to approve the following resolution was made by Commissioner Giadone, and seconded by Commissioner Vargas Jr.:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed a site plan for construction of a 3,570 square foot addition to an existing church located at 510 Wethersfield Avenue; and

Whereas, The proposed addition meets all the requirements for the B-4 zoning district except for rear yard setback which is legal non-conforming due to the fact that the building was built prior to the existing zoning regulations; and

Whereas, The applicant has 14 onsite parking spaces inclusive of five (5) handicapped spaces which will provide parking for 56 people; and

Whereas, The applicant has entered into a lease seventy five (75) more spaces at 514 Wethersfield Avenue which is within 1000 feet of the entrance to the church;  
Now Therefore Be It,

Resolved, That the City of Hartford Planning and Zoning Commission hereby approves the site plan for construction of a 3,550 square foot addition to an existing church at located at 510 Wethersfield Avenue as depicted in the plans entitled "United Pentecostal Church of God Assembly Proposed Renovation and Expansion of 510

Wethersfield Avenue Building Hartford, CT 06114” Prepared by Inga Consulting Engineers, 139 Whitney Street, Hartford CT, 06106 dated October 28, 2011, revised January 4, 2012 scale one inch equals 20 feet, subject to the following conditions:

1. The 3 mature trees along the southern property line are preserved.
2. The fence around the property is repaired.
3. The sinkhole is repaired.

Resolved,      This Tenth Day of January, 2012

The following Commissioners voted affirmatively: Bobowski, Blatt, Lupo, Jr., Shannon, Vargas Jr., Giadone and Pleasent.

#### **IV. Approval of Minutes**

The minutes of August 23, 2011 were approved with corrections. The minutes of September 13, 2011 were approved. The minutes of October 25, 2011 were approved with corrections.

#### **V. Adjournment**

Respectfully submitted,

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For Roger O'Brien